WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140039081 DEEDWARR
Recvd: 06/04/14 09:06 2 pgs
Fees: 13.00 Taxes: 592.00

20140604-0048281

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas D. Russell	Gardner Financial Services, Ltd dba Legacy Mutual Mortgage	07416003700
(NAME)	(NAME)	
232 Bonnabrook Drive	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78231-1225	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Holly E. Williams and Stephen Williams, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas D. Russell and Stacey C. Russell**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 438, on the plan of Section Five, Hermitage Hills, as shown on plat of record in Plan Book 3300, Pages 1-2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Holly E. Cope, unmarried by Warranty Deed dated 02/26/2009 from Jeremy Bockman of record in Instrument 200903030018859, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Holly E. Williams, a married woman as her sole and separate property by Quit Claim Deed dated 05/19/2013 from Holly E. Williams, f/k/a Holly E. Cope, a married woman, who acquired title as unmarried and her spouse Stephen Ward Williams, II of record in Instrument 201305290054095, Register's Office for Davidson County, Tennessee. Stephen Williams joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: (1) All matters as set forth per Book 3300, Page 1, Book 3300, Page 2, said Register's Office and (2) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 232 Bonnabrook Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of May, 2014.

Holly E. Williams Stephen Williams

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly E. Williams and Stephen Williams the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of May, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122